



## Project Summary

**Project site:** 614-620 Maynard Ave S Seattle, WA 98104

**Lot Size:** 14,400 sf

**Proposal:**

- Demolition of two existing buildings on site
- Construction of a new mixed-use building including residential and commercial uses

**Zoning:**

Base zone: International District Mixed IDM 85/85-170 South Downtown Zone

Community Plan: International Special Review District – Historic District

Street types: Both Maynard Ave and Lane St. are classified as Green Street/Downtown Neighborhood Access

Development Standards SMC 23.49 & 23.66

- Minimum setback: Green Streets Setback: 20' above 45'
- Lot Coverage: 0'-65' (no limit), 65' - 125' (75% coverage), 125'-170' (65% coverage)
- Maximum height: 170' for residential uses

**Program:**

- Gross SF: 221,368 sf
- Proposed height: 17 stories/170'
- 8,000-10,000 sf of Micro Retail
- 3,000-4,000 sf community gathering space
- Affordable & Market Rate residential units (+/-200 units)
- 103 below grade parking stalls

**Concept Description:**

The proposed mixed-use project consists of a 4-story podium that will have ground floor retail spaces and a residential entry lobby/gallery space, a 2<sup>nd</sup> level community gathering space, amenity space, and residential units. The height of the podium is intentionally set to align with the parapet of the adjacent historic New Century Building (606 Maynard Ave S). Sitting above the podium is a 14-story tower consisting of residential units and a roof top terrace. Below grade are 3 levels of parking with vehicular access off the eastern alley.

Foundational design elements and approaches to the project concept include:

- 1.) Reestablishing a vibrant and safe pedestrian realm along both Maynard Ave and Lane St through thoughtfully designed storefronts, improved sidewalk amenities/ lighting, and weather protection.
- 2.) Foster the vibrancy and success of local business through strategically sized retail lease space.
- 3.) Acknowledging the site's historical past as a place of community gathering; a large, flexible, and welcoming 2<sup>nd</sup> level community space and a curated entry lobby are proposed to continue the site's heritage.
- 4.) The building's 4-story podium base is designed to seamlessly integrate into the surrounding urban fabric through its massing, brick cladding, upper-level recessed balconies, and pedestrian oriented ground floor uses.